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PRESENT:

Leland J. Roper
Don Bird
Thomas Callister
Cecil Losee

Mayor and presiding
Councilman
Councilman
Councilman

ABSENT:

Max Bennett
Willis Morrison

Councilman
Councilman

OTHERS PRESENT:

Neil Forster
Ray Valdez
John Quick
Warren Peterson
Dorothy Jeffery

Public Works Superintendent
City Building Inspector
City Engineer
City Attorney
City Recorder

Todd Wirthlin
Grant Neilson
Ruth Hansen
Don Dafoe
LaVar Cox
Roger Stowell
Carl Hasse
Rex Stanworth
Dick Prows
Jim Pendray
Bob Pendray
Jack Fowles
Joe Moody
Gil Trujillo
Jack Grayson
Quin Shepherd
Pat Davies
Kirk Sorensen
John Wiser
Dee Church
Glen Swalberg
Mr. and Mrs. Dale Bond
Lola Burraston

Buell, Winter, Mousel and Assoc.
City Resident
City Resident
Planning/Zoning Chairman
IPP
IPP
IPP
IPP
Prowswood
Pendray Const.
Pendray Const.
City Resident
Territory Land Real Estate
Radio Shack
Grayson Const.
County Resident
Portraits Forever
City Resident
City Resident
County Resident
Delta Auto and Appliance
City Residents
Del Aero Service

There were several others present that did not sign the attendance roster:

Mayor Leland J. Roper called the meeting to order at 7:00 p.m. He stated that the meeting was a regularly called City Council meeting and that the time, place and agenda of the meeting had been posted at the Delta City Officers and that copies had been mailed to each member of the governing body two (2) days before the date of the meeting and to the Millard County Chronicle, the Millard Gazette and to KNAK, a local radio station at least 24 hours before the meeting.

Dorothy Jeffery, the Delta City Recorder was present and acted as secretary.

APPROVAL OF MINUTES OF DECEMBER 02, 1981 SPECIAL CITY COUNCIL MEETING

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Minutes of a Special City Council meeting held December 02, 1981 were presented to the Council for their review and consideration of approval. Following a discussion of the minutes, Councilman Callister MOVED they be approved as corrected, MOTION SECONDED by Councilman Losee and received the unanimous affirmative vote of all concilmen present.

FOWLES, BURRASTION, LISTER, BUNKER AND ROWLEY PROPERTIES REQUEST FOR ZONE CHANGE

Mayor Roper read a letter received from the Planning/Zoning Committee, dated November 30, 1981, recommending the council approve the request of Fowles, Burraston, Lister, Bunker and Rowley's application for a zone change from R-3B to Central Business. Properties located on Block #37 Plat "A" Delta Townsite, between 3rd and 4th East - 1st South and Main.

Superintendent Forster displayed a map of the above mentioned properties for council's review.

After the council had completely reviewed the map and discussed the request, and there being no opposition to the request, Councilman Bird MOVED the council approve the aforementioned request for a zone change from R-3B to Central Business, MOTION SECONDED by Councilman Losee Mayor Roper called for a vote on the motion. Motion carried unanimously.

JACK KIRK - REQUEST FOR ZONE CHANGE FROM R-2 to R-3B

A letter was read by Mayor Roper from the Planning/Zoning Committee, dated November 30, 1981, which recommended the council deny the request of Jack Kirk's application for a zone change on properties located on Lot #4, Block 28, Plat "A" Delta Townsite between Center and 1st East, 2nd and 3rd South. Request was to change the zone from R-2 to R-3B to allow for twenty (20) to twenty-four (24) housing units.

Following the reading of the letter, Mayor Roper informed the council there were 27 letters received by the City from property owners in and around the area in question, protesting the rezoning of said property. Letters of protest are on file in the City Office for public review.

After further discussion of the matter, Councilman Callister MOVED in view of the recommendations of the Planning/Zoning Committee to deny the request and the number of letters of protest received by the City concerning the rezoning, the council should deny the Jack Kirk request for a zone change from R-2 to R-3B at the above mentioned location. MOTION SECONDED by Councilman Losee. Mayor Roper asked if there were any further comments on the matter, there being none he called for a vote on the motion. Motion received the unanimous affirmative vote of all councilmen present.

RAY TAYLOR REQUEST FOR ZONE CHANGE FROM R-2 to R-3A

A letter from the Planning/Zoning Committee recommending the council approve the Ray Taylor application for a zone change from R-2 to R-3A on two (2) lots of Block 9, at 400 South and 300 West, to allow for four-plex units, was presented by Moyer Roper.

The City has received letters signed by twenty-six (26) individuals, protesting the rezoning of the above mentioned property. Letters are on file in the City Office for public review.

Councilman Callister questioned Mr. Taylor on the number of four-plex units

he planned to build. Mr. Taylor stated the plan was to build five units.

Superintendent Forster informed council, Mr. Taylor has also requested a portion of the 33 ft. street (250 West) be vacated in order to accomodate the size of his project.

Councilman Bird stated he felt due to the 26 persons protesting the rezoning request and the traffic problem that could be created by the project in that area, he would make a MOTION council deny the request, MOTION SECONDED by Councilman Callister. Mayor Roper asked if there were any further comments or discussion regarding the matter. Mr. Taylor stated they had submitted a plot plan of their project and he would like to request the council review that plan prior to completing council action on the pending motion.

The plot plat was displayed for the council's review. There was an indepth discussion of the 33 ft. street in question and the reasons stated in the letters protesting the rezoning of the property.

Following the abovediscussion, Mayor Roper once again asked if there were any furth comments or discussion regarding the request, there being none he called for a vote on the motion. Voting was as follows:

Councilman Bird	Yea
Councilman Callister	Yea
Councilman Losee	Nay

Attorney Peterson explained to the council that a request for a zone change requires three affirmative votes for any action to be taken on the zone change, with only three council memmmbers present and two of them voting to deny the request and one of them voting to approve the request, the zone will remain the same, R-2 this does not mean the request is denied.

Attorney Peterson told Mr. Taylor that under the zoning ordinance, if a zoning change request is denied, the matter cannot be placed on the agenda again for 12 months, however, with only three members present at the meeting and only two of them voting to deny the request and one of them voting to approve the request he could have the item placed on an agenda again at a later date when all five councilmenbers would be present.

ZIONS BANK - ADOPTION AND RADIFICATION OF A BOND RESOLUTION AND BOND PURCHASE AGREEMENT PERTAINING TO THE ISSUANCE OF \$440,000.00 OF INDUSTRIAL DEVELOPMENT REVENUE BONDS (ZIONS UTH BANCORPORATION PROJECT) SERIES 1981

Attorney Peterson explained to council Item #6 on the agenda regarding the issuance of industrial revenue bonds to Zions Bank had been on the agenda of a previous council meeting, however, the notice did not have the proper information required. Attorney Peterson then presented Resolution #81-52 to the Council for their consideration of adoption.

Councilman Bird MOVED council adopt Resolution No. 81-52, A Resolution Ratifying a November 09, 1981 Resolution of the City Council of the City of Delta, Utah Authorizing and Approving the Issuance and Sale by the City of Delta, Utah of its Industrial Revenue Bonds (Zions Utah Bancorporation Project) Series 1981 in the Aggregate Principle Amount of \$440,000.00, in Execution and Delivery of Documents and Instruments in Connection Therewith and Related Matters. MOTION SECONDED by Councilman Losee. Mayor Roper then called for a roll call vote, voting was as follows:

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Councilman Don Bird	Yea
Councilman Thomas Callister	Yea
Councilman Cecil Losee	Yea

Motion carried unanimously.

Mayor Roper then signed the resolution, it was attested by the City Recorder and accepted as part of the official records of the City of Delta. Copies of the resolution are available to the public for their review.

OTHER ITEMS OF BUSINESS DISCUSSED

1. Pendray's request of payment for the spare pump for "D" station, the amount of the bill is \$1,170.71. Superintendent Forster requested time to do a final inspection of the pump prior to the council paying the bill, council agreed.
2. Mayor Roper read a letter received from Don Dafoe resigning as Chairman of the Planning/Zoning Committee effective as of December 16, 1981 thus allowing his time to attend the City Council meetings as they are scheduled.

Councilman Bird MOVED council accept Mr. Dafoe's letter of resignation with the conditions that if a special meeting of the Planning/Zoning Committee is called before January, Mr. Dafoe will attend, Mayor Roper stated he would like to add to the motion, a vote of thanks for the many hours of service Mr. Dafoe has given to the committee and for a job well done, MOTION SECONDED by Councilman Losee. Motion carried.

3. Mayor Roper reported on the meeting with the CIB regarding the funding of the water and sewer project and the IPA meeting held in Sandy approving the Impact Alleviation Agreements.

At the CIB meeting it was agreed the project will be funded as a grant in the amount of \$865,000.00 with \$600,000.00 for the sewer and \$265,000.00 for the water.

At the IPA meeting Delta City Officials, Millard County School District Officials and representatives from the Utah State Department of Social Services accepted documents affirming Intermountain Power Agency agreements to pay nearly \$9 million to help alleviate the impact of the Intermountain Power Project in Millard County.

An agreement to pay \$7,982,490.00 for improvement in capital facilities was presented to Millard County School Board; Mayor Roper accepted an agreement for \$650,000.00 to provide for approximately 2,200 new connections to the culinary water system in Delta City and the Director of the Department of Social Services for the State of Utah, Andrew Callegos, accepted a letter of intent for \$190,000.00 .

The total of impact alleviation payments is over \$11 million, and includes a portion of the cost of the new safety building and funds to city and county government for operation and maintenance.

RESOLUTION #81-53

Mr. Creamer, representative of Zions Bank, presented to council copies of a proposed Resolution #81-52 for their consideration of adoption.

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Following a discussion of the resolution presented by Mr. Creamer, Councilman Bird MOVED council adopt Resolution #81-53, A Resolution Authorizing and Approving the Issuance and Sale by the City of Delta, Millard County Utah, for its Industrial Revenue Bonds (Zions Utah Bancorporation Project) Series 1981 in the Aggregate Principle Amount of \$440,000.00 in Execution and Delivery of Documents and Instruments in Connection therewith and related matters. MOTION SECONDED by Councilman Losee. Mayor Roper called for a roll call vote, voting was as follows:

Councilman Don Bird	Yea
Councilman Thomas Callister	Yea
Councilman Cecil Losee	Yea

Motion carried unanimously.

Mayor Roper then signed the resolution, it was attested by the City Recorder and accepted as part of the official records of the City of Delta. Copies are available to the public for their review.

CARL HASSE AND DICK PROWS - STATUS REPORT ON IPP

Mr. Carl Hasse presented copies of report on housing unit needs for the personnel of IPP and a map of the property purchased by IPP to accommodate the housing units.

Mr. Hasse introduced Dick Prows and LaVar Cox, there two men will be working together on the housing needs for IPP.

The following is a list of items discussed by Mr. Hasse:

1. Background of the activities of the project to date.
2. Projects concerns:
 - a) adequate housing
 - b) affordable housing
 - c) protection of communities
 - d) concern with private developers (home builders)
3. Projects Actions:
 - a) provide programs to insure housing
 - b) purchased additional acreage, total of acres is now 293 acres.
 - c) commitment to providing temporary housing
 - d) commitment to an insurance program for permanent housing
 - e) commitment to providing opportunity to private home builders
 - f) commitment to water & sewer project for the IPP project.

Mayor Roper thanked Mr. Hasse for the presentation and update of the IPP activities.

COUNCIL'S CONSIDERATION FOR APPROVAL OF THE BUELL, WINTER, MOUSEL AND ASSOCIATE'S PROPOSED ARCHITECTURAL CONTRACT FOR THE DELTA CITY BUILDING

Attorney Peterson presented to council for their review, a copy of the proposed architectural contract for the Delta City Building.

Attorney Peterson and Mr. Todd Wirthlin discussed the contract in detail with the council afterwhich Councilman Bird MOVED council approve the

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architectural contract with Buell, Winter, Mousel and Associate's for the Delta City Building, MOTION SECONDED by Councilman Callister, motion carried with a unanimous affirmative vote of all councilmen present.

COUNCIL'S CONSIDERATION FOR APPROVAL OF DANA, LARSON, ROUBAL AND ASSOCIATE'S ENGINEERING CONTRACT FOR THE DELTA CITY AIRPORT MASTER PLAN

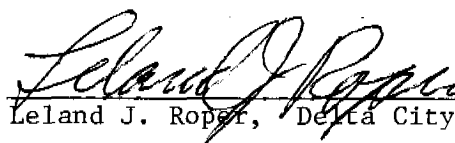
Attorney Peterson presented to council for their review and consideration of approval, copies of a proposed engineering contract for the Delta City Airport Master Plan.

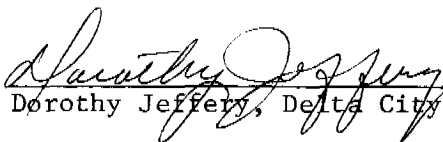
After reveiwing the contract, Councilman Bird MOVED the council approve the Dana, Larson, Roubla and Associate's Engineering contract for the Delta City Airport Master Plan, MOTION SECONDED by Councilman Callister and received the unanimous affirmative vote of all councilmen present.

REPORT FROM JOHN QUICK - CITY ENGINEER

Mr. John Quick gave an update on the monument and elevation survey. Display maps that have been completed to date, for the council's review. Mr. Quick also discussed the water/sewer improvement project with council.

Mayor Roper asked if there was any further business or comments anyone wished to make, there being none, Councilman Callister MOVED the meeting be adjourned, MOTION SECONDED by Councilman Losee, motion carried, meeting adjourned at 10:35 p.m.


Leland J. Roper, Delta City Mayor


Dorothy Jeffery, Delta City Recorder

MINUTES OF A SPECIAL CITY COUNCIL MEETING HELD DECEMBER 02, 1981.

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